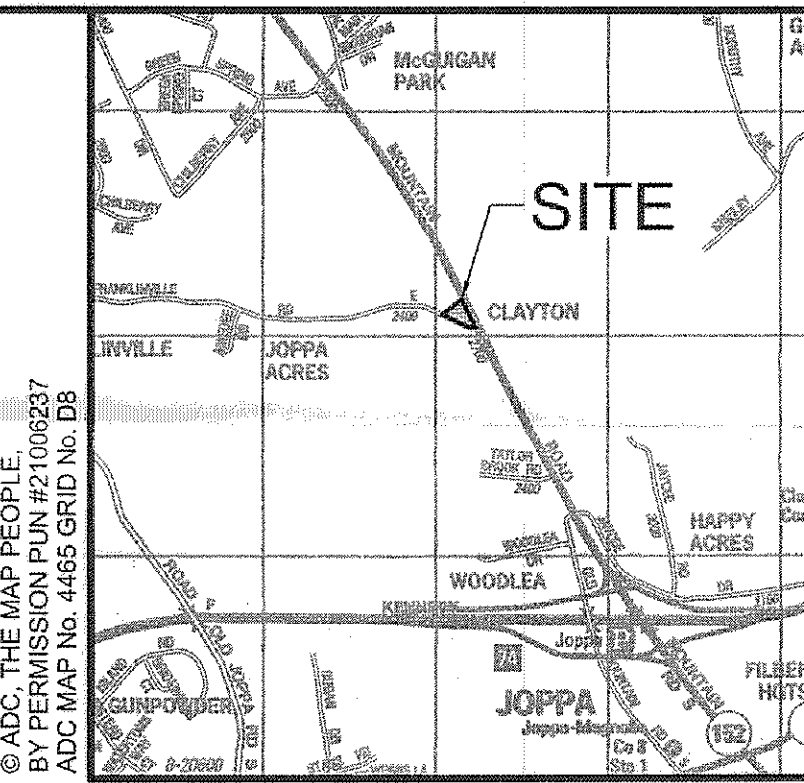# SITE DATA:

1. DEVELOPER: TWO FARMS, INC
   3611 ROLAND AVENUE
   BALTIMORE, MD 21211

2. OWNER: THE MOUNTAIN ROAD INN, INC.
   404 OLD JOPPA ROAD
   FALLSTON, MD 21047

3. PROPERTY ADDRESS: 2622 MOUNTAIN ROAD
   FALLSTON, MD 21047

4. TAX MAP: 61 PARCEL 214

5. DEED REFERENCE: 02279/00677

6. SITE AREA: 1.69± AC.

7. EXISTING ZONING: B2 (COMMUNITY BUSINESS DISTRICT)

7. EXISTING USE: 3,124 SF CONVENIECE STORE &
   FUEL STATION WITH (6) DISPENSERS

8. PROPOSED USE: 3,124 SF CONVENIECE STORE &
   FUEL STATION WITH (6) DISPENSERS

9. BUILDING/LOT REGULATIONS (B2)
   MIN. LOT AREA: 15,000 S.F.
   MIN. LOT WIDTH: 50'
   MIN. FRONT YARD: 30'
   MIN. SIDE YARD: 20'
   MIN. REAR YARD: 40'
   MAX. BLDG. HEIGHT: 3 STORIES
   MIN. STBK. RSDNTL: 25'

10. PARKING
    REQUIRED: 1 P.S./150 S.F. X 3,124 S.F. = 21 P.S.
    PROVIDED: 43 P.S. (2 H/C)
    PARKING IN EXCESS OF 130% OF REQUIRED WILL BE A PERVIOUS SURFACE

11. IMPERVIOUS AREA
    ALLOWED: 85% X 1.69± AC. = 1.44± AC.
    PROPOSED: 1.11± AC. (66.0%)

12. BUILDING COVERAGE
    ALLOWED: 30% X 1.69± AC. = 0.51 AC.
    PROPOSED: 0.07± AC. (4.0%)

12. THE EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION.

13. THERE IS NO 100-YEAR FEMA FLOODPLAIN LOCATED ON THIS SITE AS EVIDENCED BY FEMA FIRM MAP PANEL NO. 24025C0144D, EFFECTIVE DATE JANUARY 7, 2000.

14. THERE ARE NO KNOWN WETLANDS OR WATER OF THE US ON THIS SITE.

15. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.

16. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.

17. STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN.

18. WATER AND SEWER SERVICE WILL BE PROVIDED BY EXISTING WELLS AND A PROPOSED HOLDING TANK, RESPECTIVELY.

19. THIS PLAN IS SUBJECT TO THE CONDITIONS SET FORTH BY BOARD OF APPEALS DECISION CASE NO. 5785.

VICINITY MAP
SCALE: 1"=2000'

SITE

LEGEND

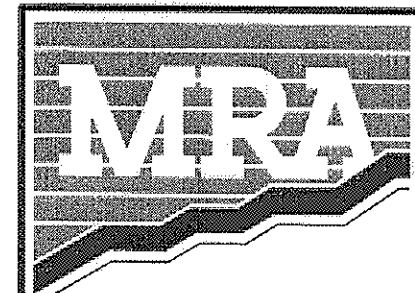| | EXISTING 2' INTERVAL CONTOUR |
	EXISTING 10' INTERVAL CONTOUR
	EXISTING BUILDING
	EXISTING TREE
	EXISTING WOODY VEGETATION
	RIGHT-OF-WAY (R/W) LINE
	BOUNDARY/PROPERTY LINE
	EX. ADJOINING PROPERTY LINE
KeB2 EmB	SOILS LINE AND DESIGNATION
	EX. STORM DRAIN & MANHOLE
	EX. WATER LINE & FIRE HYDRANT
	EX. SANITARY SEWER & MANHOLE
	EX. PAVEMENT

PLAN TYPE: S
PLAN NO.: 13-158
SERIES NO.: 1
DATE: 10/22/13
DAC/DC: 11/20/13

RECEIVED
OCT 22 201
Harford County, Dept. of Planning

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
En	ELKTON	-	YES	YES	NO	YES	D
KpB	KEYPORT	2-5%	LIMITED	YES	NO	YES	C

Map labels

- TO FALLSTON
- EX. WELL (TO REMAIN)
- PROP. DIRECTIONAL SIGN
- N 650,650
- E 1,494,500
- MD RT 152 (MOUNTAIN ROAD)
- ROBERT A. ZARTLER
  DEED REF 04621/00370
  TM 61 P 353
  ZONED AG
- EX. SEPTIC
- 15' TYPE 'B' BUFFERYARD
- S 52°51'29" W 315.87'
- CANOPY WITH (6) FUEL DISPENSERS
- EX. HOLDING TANKS TO BE REMOVED
- BIO SWALE
- SWM
- UNDERGROUND STORAGE TANKS
- S 57°38'19" E 46.73'
- S 63°00'50" E 393.72'
- 30' FRONT YARD SETBACK
- EX. SWM TO BE REMOVED
- EX. 3,124 SF BLDG CONVENIENCE STORE & FUEL STATION TO BE RENOVATED
- LOADING SPACE
- EX. UST TO BE REMOVED
- EX. CANOPY & DISPENSERS TO BE REMOVED
- EX. PUMP (TYP.)
- PROPOSED DIRECTIONAL SIGN
- EX. COLUMNS (TYP.)
- PROP. HOLDING TANK LOCATION
- 5' LANDSCAPE BUFFER
- 30' FRONT YARD SETBACK
- EX. PYLON SIGN (TO REMAIN)
- TO BALTIMORE
- FRANKLINVILLE ROAD
- EX. WELL (TO REMAIN)
- N 26°24'50" E 385.23'
- N 42°42'09" E 57.07'
- E 1,494,500
- N 650,300
- E 1,494,150
- N 650,300
- S 26°24'50" E 385.23'

Title block

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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ABINGDON, MD 21009
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MRAGTA.COM
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SITE PLAN
FOR
ROYAL FARMS
STORE #1

FIRST ELECTION DISTRICT   HARFORD COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.: 17340
SCALE: 1" = 20'
DATE: OCT. 23, 2013
DRAWN BY: AGD
DESIGN BY: AGD
REVIEW BY: PTM
SHEET: 1 OF

G:\17340 (PLANNING\PRELIMINARY\17340-SITE.dwg, Layout1, 10/21/2013 1:31:45 PM, ADIpietro, 1:1